



Middleton Avenue, E4 8EE  
London

kings  
GROUP



# Middleton Avenue, E4 8EE

Kings Group - Chingford presents this three-bedroom terraced home on Middleton Avenue, offering well-proportioned living space in a convenient location.

The ground floor features an entrance porch and hallway, leading to a through lounge with a bay window and fireplace features, providing a comfortable living area. The kitchen is fitted with base and eye-level units, roll-top work surfaces, and tiled splashbacks, offering ample storage and workspace.

On the first floor, there are two double bedrooms with fitted wardrobes, a single bedroom, and a fully tiled family bathroom. The layout is functional, making it suitable for a variety of buyers.

The rear garden is partially decked and laid to lawn, with a storage shed and summer house, providing outdoor space for relaxation or storage. At the front, the property benefits from off-street parking.

Located near Chingford Mount, this property is within easy reach of shops, restaurants, and cafés. Excellent transport links include multiple bus routes from The Mount and convenient access to the A406 North Circular. Green spaces such as local parks and Epping Forest provide plenty of opportunities for outdoor activities.

Local schools include Yardley Primary, Chase Lane Primary, Parkside Primary, Larkswood Primary Academy, and the well-regarded Chingford Foundation School.

A well-located home with practical living space—early viewings are recommended.

Call Kings today on 0208 524 7444!

Offers In Excess Of  
£515 000



- FREEHOLD
- THROUGH LOUNGE
- DOUBLE GLAZED
- CLOSE TO AMENITIES & TRANSPORT LINKS
- EPC RATING TBC

#### PORCH

#### HALL

LIVING ROOM 12'8 x 11'5 (3.86m x 3.48m)

DINING ROOM 10'9 x 10' (3.28m x 3.05m)

KITCHEN 10' x 8'11 (3.05m x 2.72m)

#### LANDING

BEDROOM 14' x 11'4 (4.27m x 3.45m)

BEDROOM 11'3 x 11'2 (3.43m x 3.40m)

BEDROOM 6' x 5'2 (1.83m x 1.57m)

BATHROOM 6'11 x 5'3 (2.11m x 1.60m)

#### DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

- 3 BEDROOMS
- OFF STREET PARKING
- GAS CENTRAL HEATING
- COUNCIL TAX BAND D

5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



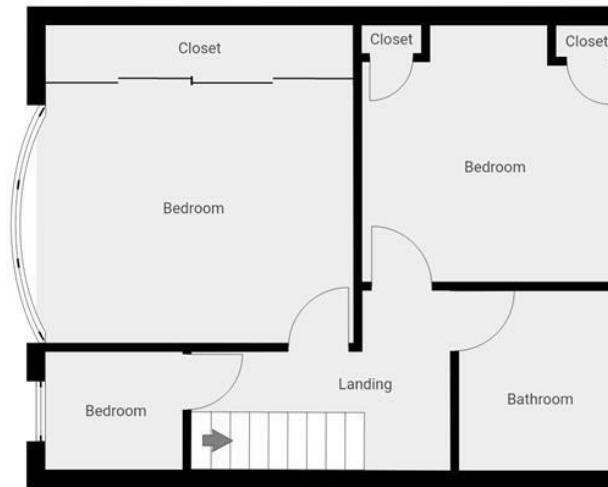
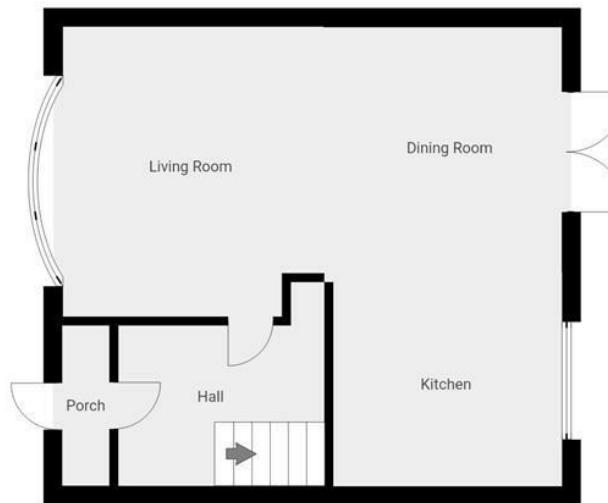


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.



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